

00552334/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WELLS FARGO BANK, N.A., AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-12, its successors in interest and/or assigns

vs.

UNKNOWN HEIRS AND DEVISEES OF DANIEL SCHUMACHER; MARANDA K. JACOBSEN; JENIN D. DALE; TESSA C. SCHUMACHER; RILEY M. SCHUMACHER; OCCUPANTS OF THE PREMISES

**SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL
PROPERTY**

CAUSE # 15-2-02495-7 SEA

JUDGMENT RENDERED ON 03/16/2016
WRIT FOR ORDER OF SALE ISSUED:
08/17/2016
DATE OF LEVY: 09/02/2016

TO: UNKNOWN HEIRS AND DEVISEES OF DANIEL SCHUMACHER; MARANDA K. JACOBSEN; JENIN D. DALE; TESSA C. SCHUMACHER; RILEY M. SCHUMACHER; OCCUPANTS OF THE PREMISES; (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

16617 115TH AVENUE SOUTHWEST, VASHON ISLAND, WA 98070

THE NORTH 200 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 25, TOWNSHIP 23 NORTH, RANGE 2 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE NORTH 0°37'20" EAST 245-60 FEET;
THENCE NORTH 89°55'48" WEST 663.97 FEET;
THENCE SOUTH 0°30'31" WEST 458.31 FEET;
THENCE SOUTH 90° EAST 663.67 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE EAST 20 FEET AND THE SOUTH 30 FEET THEREOF.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.
THE TAX ACCOUNT NUMBER IS 252302-9120;

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: OCTOBER 28, 2016
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$403,912.18** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on **June 28, 2017.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **JUNE 28, 2017,** THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
RCO LEGAL, P.S.
13555 SE 36TH STREET
STE 300
BELLEVUE, WA 98006
(425) 458-2121